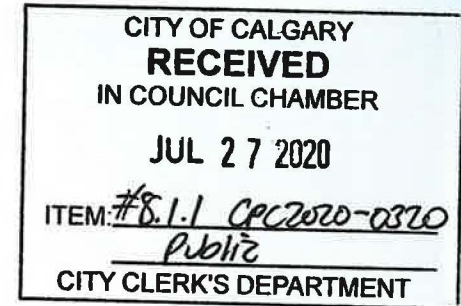




**Public Hearing of Council  
Agenda Item: 8.1.1**



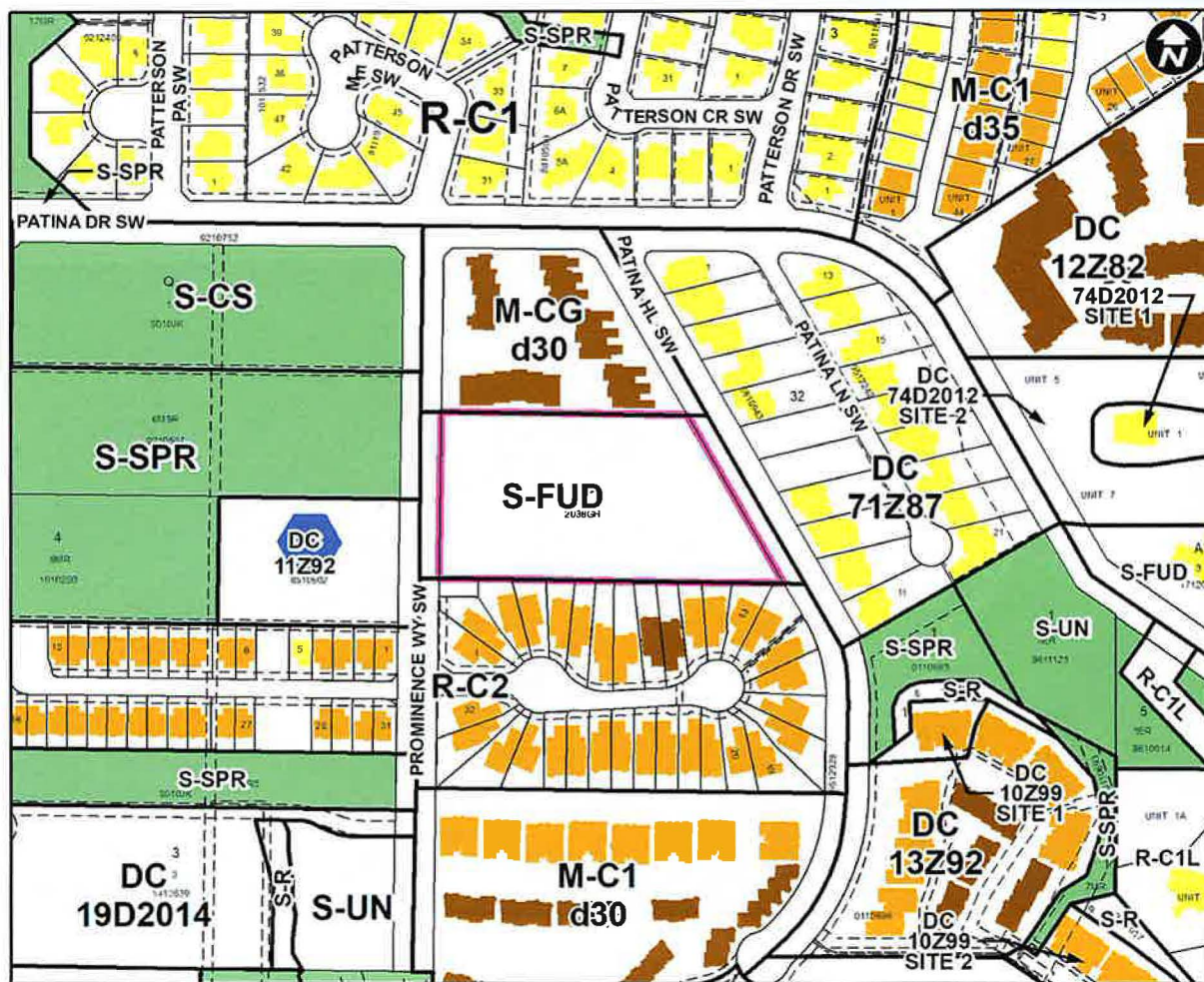
**LOC2019-0165  
Policy and Land Use  
Amendment  
S-FUD to M-CGd30**





LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

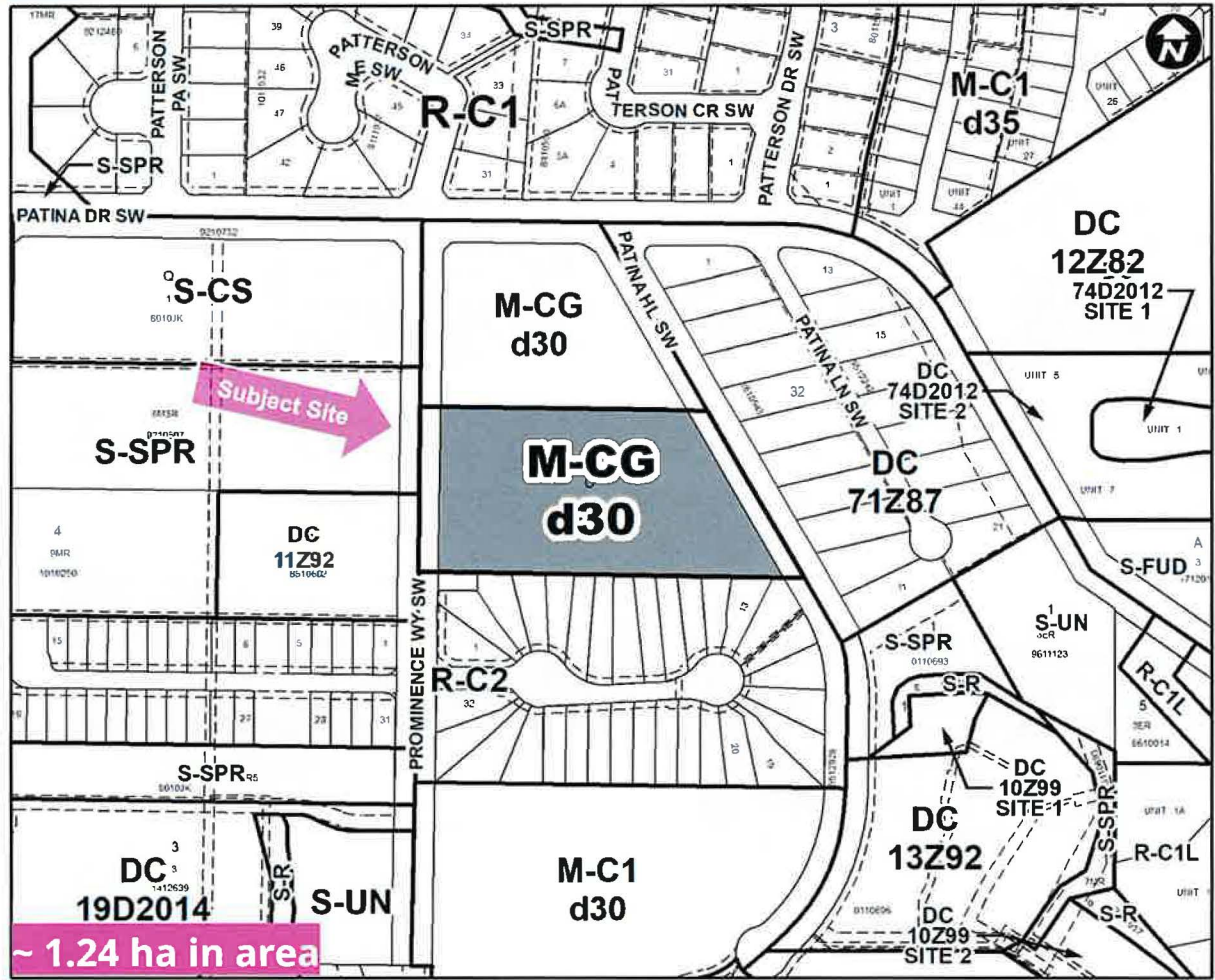




View of subject site looking east on Prominence Way SW



View from the subject site looking west on Prominence Way SW



Special Purpose –  
 Future Urban  
 Development (S-FUD)  
**to**  
 Multi-Residential –  
 Contextual Grade-  
 Orientated (M-CGd30)

- Maximum density of 30 units per hectare = 37 units.
- Maximum height of 12 metres.

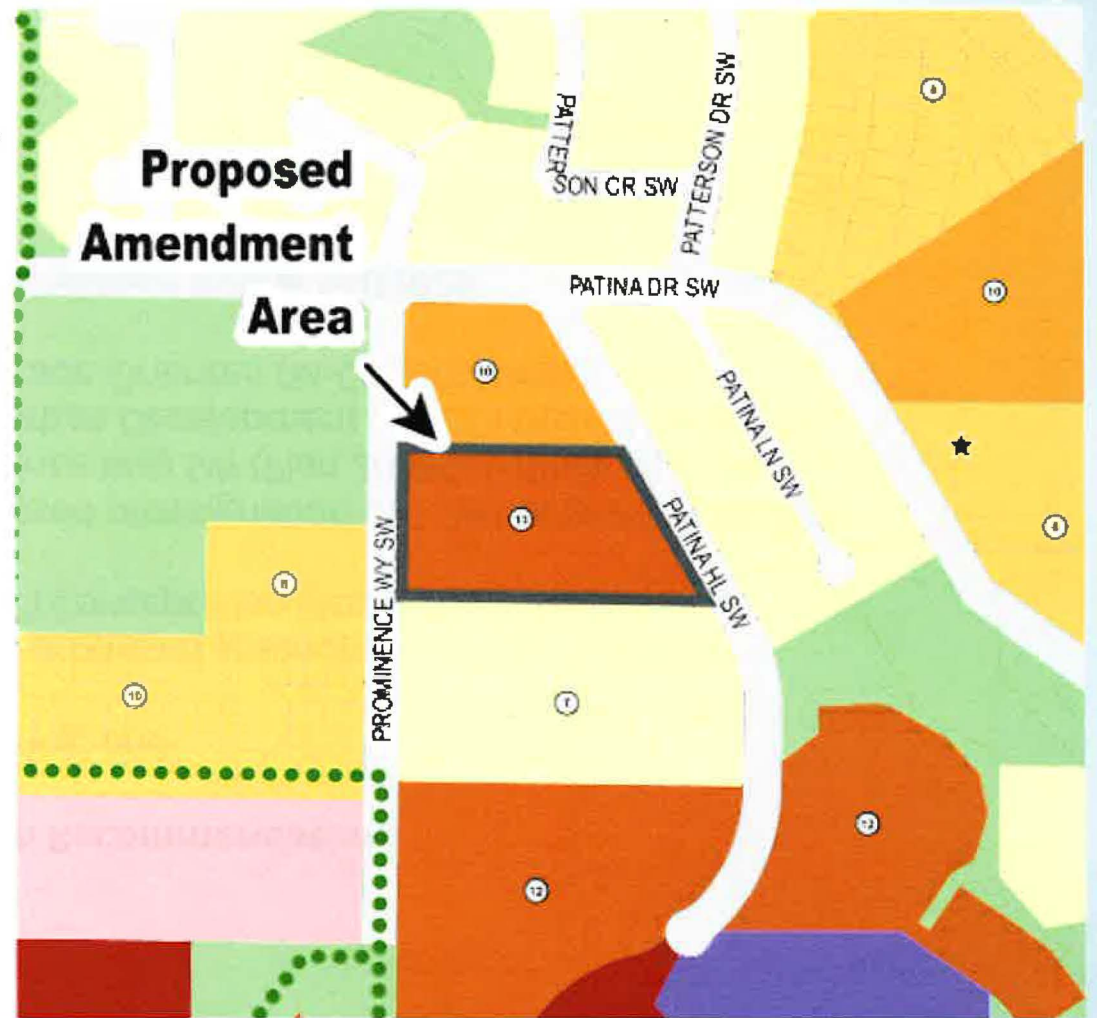


Map 2

# Patterson Heights Land Use Concept

## Legend

- Low Density Single Family Residential Area (1 - 6 Units/Acre)
- Assisted Living/Residential Care Facility Area
- Low Density Single Family Semi-Detached Area (6 - 8 Units/Acre)
- Low Density Multi Family Residential Area (8 - 10 Units/Acre)
- Low/ Medium Density Multi Family Residential Area (11 - 16 Units/Acre)
- Low/ Medium Density Multi Family Residential Area (19 - 35 Units/Acre)
- Neighbourhood Commercial Area
- Radio/ Television Broadcasting Facility Area
- School, Park, Open Space Area



### Calgary Planning Commission Recommendation:

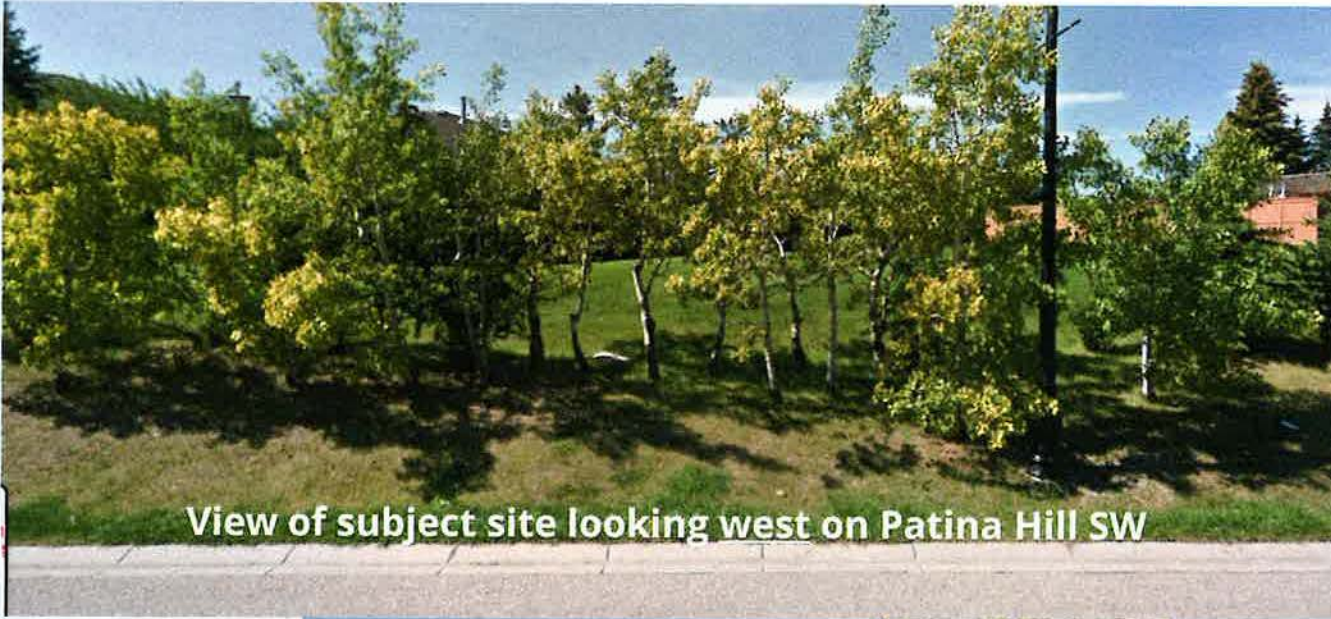
That Council hold a Public Hearing; and

1. ADOPT, **by resolution**, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. ADOPT, by bylaw the proposed redesignation of 1.24 hectares  $\pm$  (3.0 acres  $\pm$ ) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three reading to the **Proposed Bylaw 65D2020**.





# Supplementary Slides



View of subject site looking west on Patina Hill SW



View of subject site looking east on Patina Hill SW

### Reasons for Recommendation of Approval

- the proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the object of the *Patterson Heights (Strathcona Cell "A") Concept Plan*;
- The proposal represents a modest increase in density; and
- the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development and directly across from an existing open space.

